

13,769 SF WH/OFFICE

1725 S 7th St, Monroe, LA 71202



Listing ID: 30648482
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Free-Standing Building, Mixed Use
Contiguous Space: 13,769 SF
Total Available: 13,769 SF
Lease Rate: \$2,500 (Monthly)
Unit Price: \$2.18 PSF (Annual)
Base Monthly Rent: \$2,500
Lease Type: Other
Loading: 1 Dock, 3 Doors
Ceiling: 18 ft.



Overview/Comments

13,769 SF Warehouse/Office

12,987 SF Warehouse

20" concrete slab

18' Eve Height

(1) 10x14 overhead door

(2) 10x14 sliding doors

Loading Dock

Gas Space Heaters

782 SF Office Space with window unit.

Security system wired for windows and doors.

All measurements approximate. Lessee to verify. Lessee to pay for Utilities and Yard Service. Option to Buy negotiable. Adjacent rear lot fronting S 8th St (.325 +/- Acres/Parcel 73919) to be included with a negotiated sale. Seller to provide survey for Buyer with updated legal description separating Friendly Finance Lot.

For more information or to schedule a showing, please call Jennifer Causey at 318-261-0892.

More Information Online

<http://www.lacdb.com/listing/30648482>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Ouachita Parish	Gross Building Area:	13,769 SF
Tax ID/APN:	73374	Usable Size (USF):	13,769 SF
Retail-Commercial Type:	Free-Standing Building, Mixed Use, Other	Land Area:	0.98 Acres
Zoning:	B-3 GENERAL BUSINESS DISTRICT		

Available Space

Suite/Unit Number:	1725	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	09/09/2020
Space Available:	13,769 SF	Lease Term (Months):	36 Months
Minimum Divisible:	13,769 SF	Lease Rate:	\$2,500 (Monthly)
Maximum Contiguous:	13,769 SF	Lease Type:	Other
Space Subcategory 1:	Warehouse/Distribution	Offices:	1
Space Subcategory 2:	Manufacturing	Parking Spaces:	0

Area & Location

Retail Clientele:	General, Business, Other	Feet of Frontage:	142
Property Located Between:	Hwy 15/Winnsboro Rd and Texas Ave	Highway Access:	Hwy 15/Hwy 165
Property Visibility:	Excellent	Airports:	Monroe Regional Airport - 11 min (4.9 mi) via LA-594
Largest Nearby Street:	Winnsboro Road		

Building Related

Tenancy:	Single Tenant	Parking Type:	Surface
Total Number of Buildings:	1	Ceiling Height:	18
Number of Stories:	1	Loading Doors:	3
Typical SF / Floor:	13,769 SF	Loading Docks:	1
Property Condition:	Fair	Passenger Elevators:	0
Year Built:	1967	Freight Elevators:	0
Roof Type:	Gable	Sprinklers:	None
Construction/Siding:	Metal Siding	Heat Type:	Natural Gas, Space Heaters
Exterior Description:	Warehouse sits on .51 +/- Acres. Construction: Metal. Roof: Metal. Loading Dock.	Heat Source:	Wall Units, Ceiling Units
		Air Conditioning:	Window Unit
Total Parking Spaces:	9		

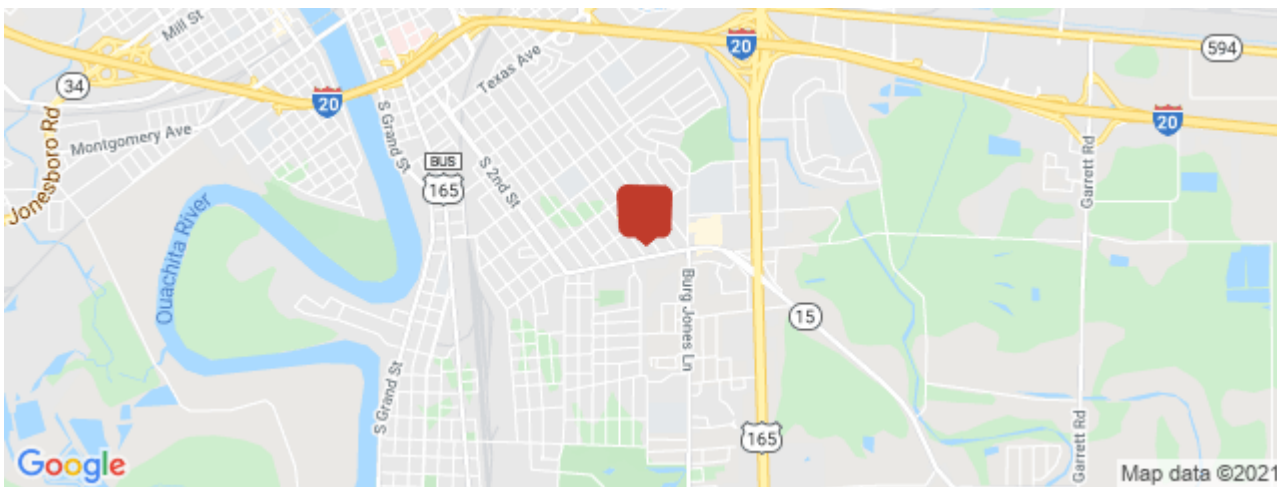
Interior Description 13,769 SF Warehouse/Office 12,987 SF Warehouse 20" concrete slab 18' Eve Height (1) 10x14 overhead door (2) 10x14 sliding doors Loading Dock Gas Space Heaters 782 SF Office Space with Window Unit Security system wired for windows and doors.

Land Related

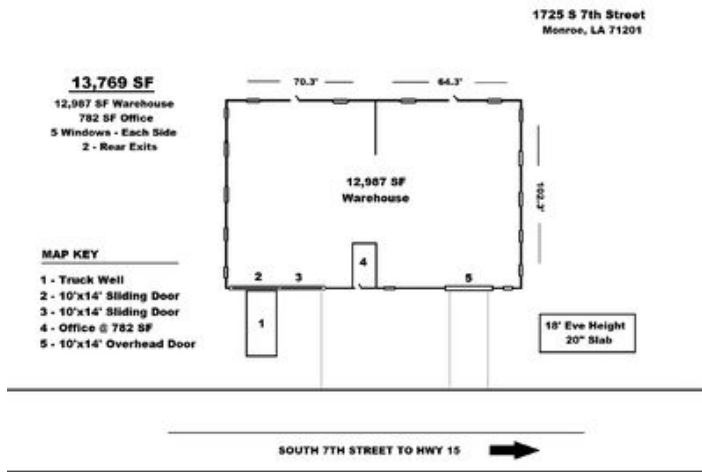
Zoning Description:	B-3 GENERAL BUSINESS DISTRICT	Easements:	Electric Lines, Utilities
Lot Frontage:	142 Feet	Easements Description:	Typical Easements
Lot Depth:	149 Feet	Legal Description:	LOTS 30, 31, 32, 33, 34 & 35 SQ89 OUACHITA COTTON MILLS 2NDADDN
Water Service:	Municipal		
Sewer Type:	Municipal		

Location

Address:	1725 S 7th St, Monroe, LA 71202
County:	Ouachita
MSA:	Monroe



Property Images

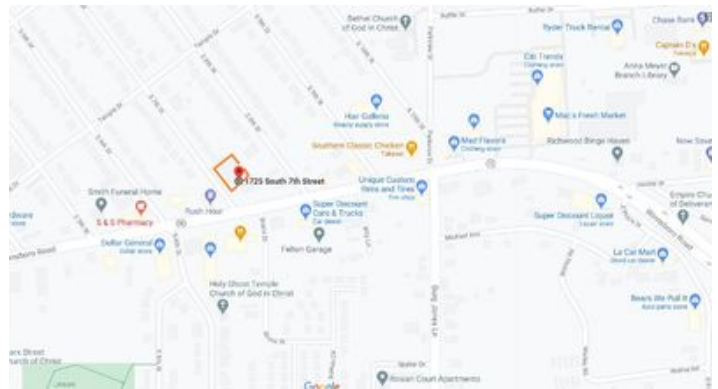


Aerial Street View

Building Sketch



S 7th Street View



Aerial Map

Property Contacts



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